County of Loudoun

Department of Planning

MEMORANDUM

DATE:

April 9, 2009

TO:

Loudoun County Planning Commission

FROM:

Stephen Gardner, Project Manager

SUBJECT:

April 16, 2009 Committee of the Whole

The Compass School; SPEX 2008-0042, SPEX 2008-0067 & ZMOD

2008-0015

BACKGROUND:

The Planning Commission held a public hearing on this application on March 19, 2009. One member of the public, a representative of the Ashbrook HOA, addressed the Commission and identified four concerns of the neighborhood. These concerns included: 1) Inclusion of a right-hand turn lane from Navajo Drive to Russell Branch Parkway; 2) Enhancement of the Type 2 Buffers to Type 3 Buffers; 3) Placement of supplemental evergreens behind residents homes along the western boundary of the site; and 4) Architectural treatments to a retaining wall along the eastern property boundary. These concerns were replicated in a correspondence from the HOA to the Commission. Other correspondence included one letter of support, one letter of opposition, and one letter indicating concerns that included buffering, security, and directing traffic to Russell Branch Parkway as opposed to local streets.

Prior to the Public Hearing, the Applicant revised the Special Exception Plat to relocate the building seven (7) feet from the eastern property line, enhance the buffers adjoining single-family residences, include a right turn lane from Navajo Drive to Russell Branch Parkway, and relocate required buffers outside of the wetland preservation area. The Planning Commission discussed the size of the facility, the proposed curriculum, and the possibility of a two-story structure. To allow further discussion regarding the outstanding issues, the Commission voted 7-0-2 (Austin, Tolle – absent) to forward the application to the Committee of the Whole.

The following issues were identified by staff as outstanding at the Public Hearing. A current status of each is included in bold type face:

1. Modifications which have not been fully justified and may allow for the construction of a building much larger than what could otherwise be accommodated on the site. Initially, this application proposed modifications to

reduce the building setback from seventy-five (75) feet to twenty-nine (29) feet and the parking setback from sixty (60) feet to fifteen (15) feet. A second modification proposed to reduce the width of the Type 2 side yard buffer from twenty (20) feet to fifteen (15) feet. As noted above, the application was revised prior to the Public Hearing to relocate the building an additional seven (7) feet from the eastern boundary line, increasing the building setback to thirty-six (36) feet. The parking layout and setback was not changed. These reductions will, in part, facilitate an expansion of the building from the approved 9,960 square feet to the proposed 13,168 square feet. As justification, the Applicant has stated the additional square footage is needed to accommodate curriculum needs of the child care center. Status: Unresolved. Though reduced in scope, the modifications will reduce the building and parking setbacks by fifty-two (52) percent and seventy-five (75) percent respectively. Staff acknowledges modifications to the setbacks may be necessary to accommodate the rectangular orientation of the building, and the functionality with regard to impacts on curriculum achieved by such an orientation may be considered an innovative design. However, pursuant to Section 6-1504 of the Revised 1993 Zoning Ordinance, modifications should not be permitted which allow for increased density on a site, and it has not been fully demonstrated that the increased square footage is necessary. As such, Staff maintains its recommendation that the building be reduced in size.

- 2. Compatibility to adjoining single-family residences. Modifications to both building and parking setback will place the proposed child care center in close proximity to single-family homes which adjoin the site on three sides. To address the issue of compatibility, the Applicant has revised the Special Exception Plat to: 1) Enhance the required Type 2 Buffer to a Type 3 Buffer along the east, west, and southern boundaries; 2) Substitute understory plantings with additional evergreen plantings in the Type 3 Buffer; 3) Include supplemental evergreens on property located to the east and west of the site and owned by the Ashbrook HOA; and 4) Construct a three (3) foot berm on property located west of the site and owned by the Ashbrook HOA. Status: Resolved. Though the size of the building remains inconsistent with the scale and mass of the adjoining single-family homes, enhancements to the required landscaping and the inclusion of supplemental evergreens will soften the visual impact and provide screening above that which would otherwise be required.
- 3. Impact to an existing wetland area. As originally proposed, the modification to reduce the required building setback would result in the wetland preservation area coinciding with required buffers and a drainage easement. Status: Resolved. Shifting the building by an additional seven (7) feet from the eastern property line will allow the enhanced Type 3 Buffer to be relocated west of the retaining wall and outside of the wetland preservation area, eliminating the conflict.

4. The Proffer Statement and Conditions of Approval have not been approved to legal form. The Conditions of Approval have been updated to reflect commitments described above as well additional commitments made by the Applicant to the Ashbrook HOA. Issue Status: Resolved. A review of the Conditions of Approval by Zoning Administration is in progress. A legal review is outstanding but will be completed prior to final action by the Board.

STAFF RECOMMENDATION:

The building size is the only issue that remains outstanding, a reduction of which will result in a corresponding reduction in the modifications. Commitments to building façade, enhanced buffers, supplemental evergreen plantings, and berming will provide visual relief, but the size of the building continues to be of a mass and scale inconsistent with the neighborhood. As such, Staff maintains its recommendation that a reduction in the size of the building should be considered.

SUGGESTED MOTION:

1. I move that the Planning Commission forward SPEX 2008-0042, SPEX 2008-0067 & ZMOD 2008-0015, The Compass School, to a subsequent Committee of the Whole meeting for further discussion.

OR.

 I move that the Planning Commission forward SPEX 2008-0042, SPEX 2008-0067 & ZMOD 2008-0015, The Compass School, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated April 9, 2009 and with the attached Findings for Approval.

OR.

3. I move that the Planning Commission forward SPEX 2008-0042, SPEX 2008-0067 & ZMOD 2008-0015, The Compass School, to the Board of Supervisors with a recommendation of denial and with the attached Findings for Denial.

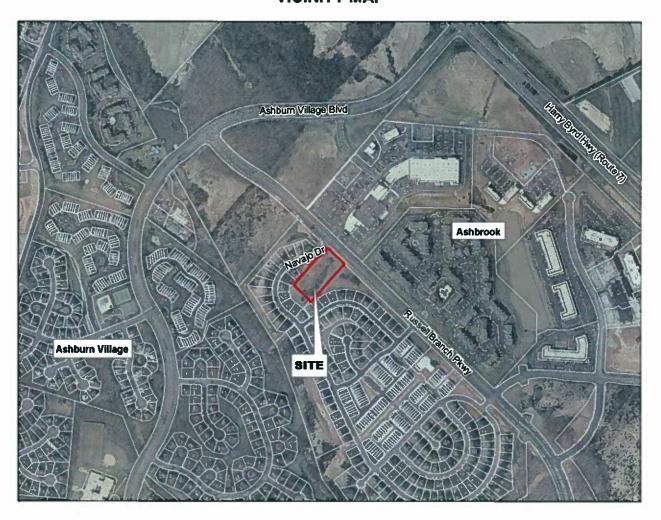
OR.

4. I move an alternate motion.

ATTACHMENTS:

- 1. Vicinity Map
- 2. Findings for Approval
- 3. Findings for Denial
- 4. SPEX Conditions of Approval; dated April 9, 2009
- 5. SPEX Conditions of Approval (Red-line Version); dated April 9, 2009
- 6. Applicant Response Letter; dated April 7, 2009
- 7. Special Exception Plat; dated June 6, 2008; revised April 8, 2009 (attached)

VICINITY MAP



Directions:

From Leesburg, take Route 7 east to Ashburn Village Boulevard. Follow Ashburn Village Boulevard south to Russell Branch Parkway. Turn left onto Russell Branch Parkway. The subject property will be on the right at the intersection of Navajo Drive.

FINDINGS FOR APPROVAL

- Landcaping commitments, including enhanced buffering, supplemental off-site landscaping, and berms, will provide compatibility to adjacent single-family homes and are consistent with the <u>Countywide Retail Policy Plan Amendment</u> which states, "Residential areas should be buffered from adjacent retail uses by trees, fences, and hedges."
- 2. Subject to the Zoning Ordinance Modifications related to building and parking setback and buffer yard width, the application complies with the requirements of the Revised 1993 Loudoun County Zoning Ordinance.
- 3. The child care center is considered a service use and is consistent with the commercial retail and services envisioned by the <u>Revised General Plan</u> for a Business community.

FINDINGS FOR DENIAL

- 1. Modifications of the Revised 1993 Zoning Ordinance to reduce building and parking setback and landscape buffer width are not justified and would result in a substantially larger building than would otherwise be accommodated on the site.
- Modifications of the <u>Revised 1993 Zoning Ordinance</u> to reduce building and parking setback and landscape buffer width deviate from the standards established by the Ordinance to ensure compatibility regarding building size, mass, and placement with differing land uses (i.e. commercial adjacent to singlefamily residential).
- 3. The size of the proposed building, 13,168 square feet, is inconsistent with the mass and scale of adjoining single-family homes.

SPEX CONDITIONS OF APPROVAL - April 9, 2009

- 1. <u>Substantial Conformance</u> This Special Exception to permit development of a child care center shall be developed in substantial conformance with Sheets 1 of 4 and Sheet 2 (the "Special Exception Plat") of the plan set entitled "The Compass School Special Exception Plat," dated June 6, 2008, revised through April 8, 2009, prepared by Paciulli Simmons and Associates (the "Plans"), and incorporated herein by reference. These conditions shall supersede previously approved special exception conditions of approval for SPEX 2005-0005 & ZMOD 2005-0007, Busy Kids Learning Center Ashbrook. Approval of this application for Tax Map Number /62/L/1////3/ (PIN #084-30-9250) (the "Property") shall not relieve the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
- 2. <u>Enrollment</u> The total maximum enrollment of the child care center shall not exceed 200 children.
- 3. Play Area Capacity The Applicant shall not permit more students within the outdoor play area at any one time than are allowed by State standards.
- 4. Play Area Amenities The outdoor play area shall include a minimum of three (3) benches for use at the Property.
- 5. <u>Trash Removal</u> The Applicant shall limit site trash collection by third parties to Monday through Friday between the hours of 8 a.m. to 10 p.m.
- 6. <u>Surface Cleaning</u> The Applicant shall limit the surface cleaning (i.e. vacuuming) of the parking area to Monday through Friday between the hours of 8 a.m. to 10 p.m.
- 7. **Entrance Gate** The Applicant shall install a gate at the entrance of the subject property. The design of the gate may permit folding when opening and closing the gate.
- 8. <u>Loud Speakers</u> The Applicant at no time shall install or use outside loud speakers.
- 9. <u>Elevations</u> The applicant shall not exceed a finished floor elevation of 272 feet above sea level.
- 10. <u>Special Events</u> The Applicant shall limit special events which involve more than fifty (50) students to 2 per year (including but not limited to holiday celebrations and class celebrations). Events shall only be held between the hours of 10 a.m. to 8 p.m. and shall not exceed four (4) hours in duration.

- 11. <u>Low Impact Design (LID)</u> The Applicant shall utilize a pervious surface to include either permeable pavers or porous concrete on all perimeter parking spaces as noted on the Plans.
- 12. <u>Signage</u> The Applicant shall use signage that is architecturally compatible with respect to color and materials of the child care center. Illumination of ground mounted signage shall be fully shielded and directed at the intended design elements through either gooseneck or ground mounted lighting fixtures. Illumination of building mounted signs shall be front lit, fully shielded and directed at the intended design elements.
- 13. <u>Directional Signage</u> Prior to the issuance of the first occupancy permit, the Applicant shall post a sign near the point of the exit of the Property to Navajo Drive directing those vehicles leaving the site to turn right upon exiting.
- 14. <u>Employee Parking Spaces</u> The Applicant shall provide a minimum of thirty-two (32) parking spaces for employees, and shall identify such spaces as being for employee use only and shall direct its employees to use such spaces. Employee and patron parking along Navajo Drive shall be prohibited.
- 15. <u>Building Elevation</u> The materials, design and appearance of the child care center shall be in substantial conformance with the "Front Elevation" depicted on Sheet 4 of the Special Exception Plat. Architectural drawings demonstrating substantial conformance with this condition shall be submitted to the Department of Community Planning for review prior to the issuance of a zoning permit on the Property.
- 16. Exterior Lighting Any exterior lighting installed on the Property shall be full cutoff and fully shielded light fixtures as defined by the Illuminating Engineering Society of North America (IESNA). Light shall be directed inward and downward toward the interior of the property, away from nearby properties. The Applicant shall power down all of their exterior lights excluding security lights during the closed hours of operation.
- 17. Retaining Wall Any retaining wall constructed along the western Property boundary shall be finished with either of the materials depicted in Exhibits A or B (Attached). Materials other than those depicted in Exhibits A or B may be permitted but only after consultation and agreement by the Ashbrook Home Owners Association (HOA). If a material other than those depicted in Exhibits A or B is utilized, documentation detailing approval for said materials by the Ashbrook HOA shall be submitted prior to site plan approval.
- 18. <u>Pedestrian Crosswalk</u> Subject to approval by the Virginia Department of Transportation (VDOT) and prior to the issuance of the first occupancy permit, the Applicant shall provide a pedestrian crosswalk, consistent with VDOT standards, across Russell Branch Parkway at the intersection of Navajo Drive

and Russell Branch Parkway in the general location shown on Sheet 2 of the Plans.

- 19. Right turn lane on Navajo Drive Subject to approval by VDOT and prior to the issuance of the first occupancy permit, the Applicant shall provide a right-turn lane from Navajo Drive onto Russell Branch Parkway as shown on the Sheet 2 of the Special Exception Plat.
- 20. <u>Landscaping</u> Buffer Yard landscaping on the Property shall be provided in substantial conformance with Sheet 3 of the Special Exception Plat. The number and type of Buffer Yard plantings shall be enhanced pursuant to the "LANDSCAPING REQUIREMENTS" noted on Sheet 3. Plant species shall be at the discretion of the Owner in consultation with the Ashbrook HOA. All other landscaping shall be in accordance with the <u>Revised 1993 Zoning Ordinance</u>.
- 21. Off-site Landscaping Subject to approval by the Ashbrook HOA, the Applicant shall provide off-site landscaping on parcel /62/N/1////A/ (MCPI # 057-35-2248) and shall include a minimum of twenty-five (25) evergreen trees. Off-site landscaping shall be provided on parcel /62/N/2////F/ (MCPI # 084-30-7853) and shall include a berm and a minimum of fourteen (14) evergreen trees. The berm shall be constructed in accordance with the profile identified as "Section A-A" on Sheet 3 of the Special Exception Plat. Plant species shall be at the discretion of the Applicant in consultation with the Ashbrook HOA. Location of plantings shall be consistent with that depicted on Sheet 3 of the Special Exception Plat and plantings on parcel 62/N/1////A/ (MCPI # 057-35-2248) shall be situated to avoid disturbance to any jurisdictional wetlands as defined by the U.S. Army Corp of Engineers. Documentation detailing approval for said plantings by the Ashbrook HOA shall be submitted prior to site plan approval. Such landscaping shall be provided prior to the issuance of the first occupancy permit for the Property. Landscaping shall be maintained in good condition. The Applicant shall replace any diseased or dying evergreens for a period of five (5) years following installation at no cost to the Ashbrook HOA.
- 22. Wetland Mitigation The Applicant shall provide wetland mitigation requirements associated with the Property's approved Final Virginia Water Protection General Permit Authorization (WP407-0612) by purchasing credits from a COE and/or Virginia Department of Environmental Quality approved wetlands bank in the same or adjacent Hydrologic Unit Code in Virginia. The Applicant will give priority to acquiring the credits from a mitigation bank within Loudoun County if such credits are available at the time of building permit approval.

Note: The applicant has agreed to contribute \$.10 per square foot of development to the servicing Fire and Rescue Company. The contribution shall be divided equally for fire and rescue services. The \$0.10 per square foot contribution will escalate annually based on the Consumer Price Index (base year of 1988) in

accordance with Board policy and contributions shall be made before issuance of zoning permits for phased development of the project.

Exhibit A (Retaining Wall - Option 1)

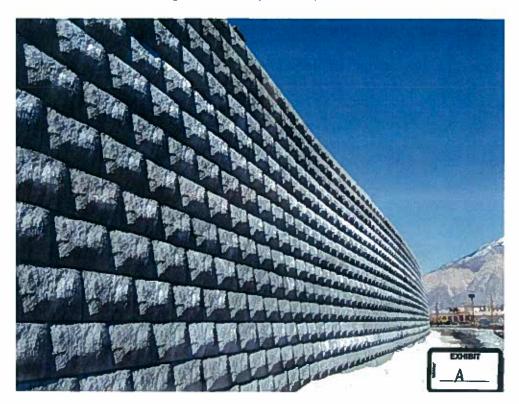


Exhibit B (Retaining Wall - Option 2)



SPEX CONDITIONS OF APPROVAL - March 5 April 9, 2009

- 1. <u>Substantial Conformance</u> This Special Exception to permit development of a child care center shall be developed in substantial conformance with Sheets 1 of 4 and <u>Sheet</u> 2 of 4 (the "Special Exception Plat") of the plan set entitled "The Compass School Special Exception Plat," dated June 6, 2008, revised through February 9, 2009 <u>April 8, 2009</u>, prepared by Paciulli Simmons and Associates (the "Plans"), and incorporated herein by reference. These conditions shall supersede previously approved special exception conditions of approval for SPEX 2005-0005 & ZMOD 2005-0007, Busy Kids Learning Center Ashbrook. Approval of this application for Tax Map Number /62/L/1////3/ (PIN #084-30-9250) (the "Property") shall not relieve the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
- 2. <u>Enrollment</u> The total maximum enrollment of the child care center shall not exceed 200 children.
- 3. Play Area Capacity The Applicant shall not permit more students within the outdoor play area at any one time than are allowed by State standards.
- Play Area Amenities The outdoor play area shall include a minimum of three
 (3) benches for use by employees at the Property.
- 5. <u>Trash Removal</u> The Applicant shall limit site trash removal collection by third parties to Monday through Friday between the hours of 8 a.m. to 10 p.m.
- 6. **Surface Cleaning** The Applicant shall limit the surface cleaning (i.e. vacuuming) of the parking area to Monday through Friday between the hours of 8 a.m. to 10 p.m.
- 7. **Entrance Gate** The Applicant shall install a gate at the entrance of the subject property. The design of the gate may permit folding when opening and closing the gate.
- 8. <u>Loud Speakers</u> The Applicant at no time shall install or use outside loud speakers.
- 9. <u>Elevations</u> The applicant shall not exceed a finished floor elevation of 272 feet above sea level.
- 10. <u>Special Events</u> The Applicant shall limit special events which involve more than fifty (50) students to 2 per year (including but not limited to holiday celebrations and class celebrations), so that such eEvents shall not exceed 4 hours in duration and such events shall only be held between the hours of 10 a.m. to 8 p.m. and shall not exceed four (4) hours in duration.

- Low Impact Design (LID) The Applicant shall utilize a pervious surface to include either permeable pavers or porous concrete on a minimum of forty-four (44) of the required parking spaces, including all perimeter parking spaces as noted on the Plans.
- 12. <u>Signage</u> The Applicant shall use signage that is architecturally compatible with respect to color and materials of the child care center. <u>Illumination of ground mounted signage shall be fully shielded and directed at the intended design elements through either gooseneck or ground mounted lighting fixtures. <u>Illumination of building mounted signs shall be front lit, fully shielded and directed at the intended design elements.</u></u>
- 13. <u>Directional Signage</u> Prior to the issuance of the first occupancy permit, the Applicant shall post a sign near the point of the exit of the Property to Navajo Drive directing those vehicles leaving the site to turn right upon exiting. In addition, the Applicant shall post signage along Navajo Drive prohibiting the parking of vehicles visiting the daycare center along Navajo Drive.
- 14. Employee Parking Spaces The Applicant shall provide a minimum of thirty-two (32) parking spaces for employees, and shall identify such spaces as being for employee use only and shall direct its employees to use such spaces. Employee and patron parking along Navajo Drive shall be prohibited.
- 15. <u>Building Elevation</u> The materials, design and appearance of the child care center shall be in substantial conformance with the "Front Elevation" depicted on the Plans on Sheet 4 of the entitled "The Compass School Special Exception Plat. "dated June 6, 2008, revised to 2/9/09, and prepared by Paciulli Simmons and Associates. Architectural drawings demonstrating substantial conformance with this condition shall be submitted to the Department of Community Planning for review prior to the issuance of a zoning permit on the Property.
- 16. Exterior Lighting Any exterior lighting installed on the Property shall be full cutoff and fully shielded light fixtures as defined by the Illuminating Engineering Society of North America (IESNA). Light shall be directed inward and downward toward the interior of the property, away from nearby properties. The Applicant shall power down all of their exterior lights excluding security lights during the closed hours of operation.
- 17. Retaining Wall Any retaining wall constructed along the western Property boundary shall be finished with either of the materials depicted in Exhibits A or B (Attached). Materials other than those depicted in Exhibits A or B may be permitted but only after consultation and agreement by the Ashbrook Home Owners Association (HOA). If a material other than those depicted in Exhibits A

- or B is utilized, documentation detailing approval for said materials by the Ashbrook HOA shall be submitted prior to site plan approval.
- 18. Pedestrian Crosswalk Subject to approval by the Virginia Department of Transportation (VDOT) and prior to the issuance of the first occupancy permit, the Applicant shall provide a pedestrian crosswalk, consistent with VDOT standards, across Russell Branch Parkway at the intersection of Navajo Drive and Russell Branch Parkway in the general location shown on Sheet 2 of the Plans.
- Right turn lane on Navajo Drive Subject to approval by VDOT and prior to the issuance of the first occupancy permit, the Applicant shall provide a rightturn lane from Navajo Drive onto Russell Branch Parkway as shown on the Sheet 2 of the Special Exception Plat.
- 20. Landscaping Buffer yard landscaping on the Property shall be provided in substantial conformance with Sheet 3 of the Special Exception Plat. The number and type of Buffer Yard plantings shall be enhanced pursuant to the "LANDSCAPING REQUIREMENTS" noted on Sheet 3. Plant species shall be at the discretion of the Owner in consultation with the Ashbrook HOA. All other landscaping shall be in accordance with the Revised 1993 Zoning Ordinance.
- 21. Off-site Landscaping Subject to approval by the Ashbrook HOA, the Applicant shall provide off-site landscaping on parcel /62/N/1////A/ (MCPI # 057-35-2248) and shall include a minimum of twenty-five (25) evergreen trees. Off-site landscaping shall be provided on parcel /62/N/2////F/ (MCPI # 084-30-7853) and shall include a berm and a minimum of fourteen (14) evergreen trees. The berm shall be constructed in accordance with the profile identified as "Section A-A" on Sheet 3 of the Special Exception Plat. Plant species shall be at the discretion of the Applicant in consultation with the Ashbrook HOA. Location of plantings shall be consistent with that depicted on Sheet 3 of the Special Exception Plat and plantings on parcel 62/N/1////A/ (MCPI # 057-35-2248) shall be situated to avoid disturbance to any jurisdictional wetlands as defined by the U.S. Army Corp of Engineers, Documentation detailing approval for said plantings by the Ashbrook HOA shall be submitted prior to site plan approval. Such landscaping shall be provided prior to the issuance of the first occupancy permit for the Property, Landscaping shall be maintained in good condition. The Applicant shall replace any diseased or dying evergreens for a period of five (5) years following installation at no cost to the Ashbrook HOA.
- 22. Wetland Mitigation The Applicant shall provide wetland mitigation requirements associated with the Property's approved Final Virginia Water Protection General Permit Authorization (WP407-0612) by purchasing credits from a COE and/or Virginia Department of Environmental Quality approved wetlands bank in the same or adjacent Hydrologic Unit Code in Virginia. The Applicant will give priority to acquiring the credits from a mitigation bank within

Loudoun County if such credits are available at the time of building permit approval.

Note: The applicant has agreed to contribute \$.10 per square foot of development to the servicing Fire and Rescue Company. The contribution shall be divided equally for fire and rescue services. The \$0.10 per square foot contribution will escalate annually based on the Consumer Price Index (base year of 1988) in accordance with Board policy and contributions shall be made before issuance of zoning permits for phased development of the project.

Exhibit A (Retaining Wall - Option 1)

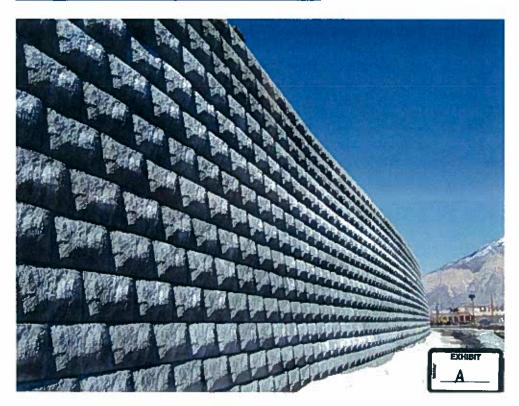


Exhibit B (Retaining Wall - Option 2)



MEMORANDUM

TO:

Stephen Gardner

CC:

Lynne Geisz, The Compass School

Ben I. Wales, Cooley Godward Kronish

FROM:

Colleen Gillis Snow

DATE:

April 7, 2009

RE:

SPEX 2008-0042, SPEX 2008-0067 & ZMOD 2008-0015 - The Compass School

Thank you for attending the very productive meeting we had with members of the Ashbrook community yesterday. We are pleased to have been able to work closely with the community over the past 18 months. In addition to designing a project that the Ashbrook HOA and surrounding residents have expressed their support of (both in correspondence to the Planning Commission and through speaking in favor of the application at the public hearing), we have also created a proposal that we are very proud of and excited about.

Further to yesterday's meeting and in advance of the Planning Commission work session on April 16th, I wanted to provide you with a consolidated summary of the changes that have been made to the application to address Staff, community and Planning Commission comments and to mitigate any impact of the school on the surrounding neighborhood. We have revised the application to commit to:

- Provide a right-turn lane from Navajo Drive on to Russell Branch Parkway.
- Provide supplemental evergreen planting on open space owned by the Ashbrook HOA to the east and west of the property. On the west side of the property, this tree planting will be provided on top of a 3-foot berm constructed by the Applicant.
- Provide signage for the childcare facility that consistent with the design of the building façade and to commit to sign lighting that restricts any possible impacts to neighbors.
- Use a building material approved by adjacent residents for the construction of the retaining wall required along the eastern property boundary.
- Revise a wetland permit already approved for the application property to allow wetland credits to be purchased in Loudoun County instead of Prince William County.

As you noted at yesterday's meeting, the above changes to the proposal have been very well received by surrounding residents and we are pleased to have been able to work with them to address their comments.

CONFIDENTIALITY NOTE: This memorandum and the information it contains are intended to be a confidential communication only to the person or entity to whom it is addressed. If you have received this information in error, please notify us by telephone and return this original to this office by mail.

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Compass School Philosophy and Curriculum

I also wanted to take this opportunity to provide you with the attached internal layout of the proposed school building (see Exhibit A). For the reasons set out below, we believe that this building layout will provide for an excellent school program that will provide the best possible education for its students.

- The Compass School offers a project-based approach to education, inspired by the Reggio Emillia method of educating the very young. This innovative curriculum focuses more on encouraging children to question, discover, test and exhibit ideas rather than providing them with specific answers and incorporates student's interests and curiosity in lesson planning. Because the curriculum is student-driven, the school's internal layout must be flexible to accommodate the evolving interests of the students. We are extremely excited at the opportunity to be able to provide this type of curriculum in Ashbrook.
- The Compass School prides itself on providing the best possible learning experience for its children between infancy and six years old. The building layout, which has been proven successful in its five other facilities, allows all of the essential facilities and learning tools to be easily accessible to children and staff members in purposely designed spaces.
- The proposed school building has been carefully designed to provide only the facilities and spaces essential to the Compass School curriculum. The Applicant has no desire to construct, furnish or maintain square footage of the building that is not required and which cannot be used to accommodate additional children. We have carefully evaluated each area of the school; every square foot of the school is critically important to the operation of the Compass School and each of its programs.

School Size

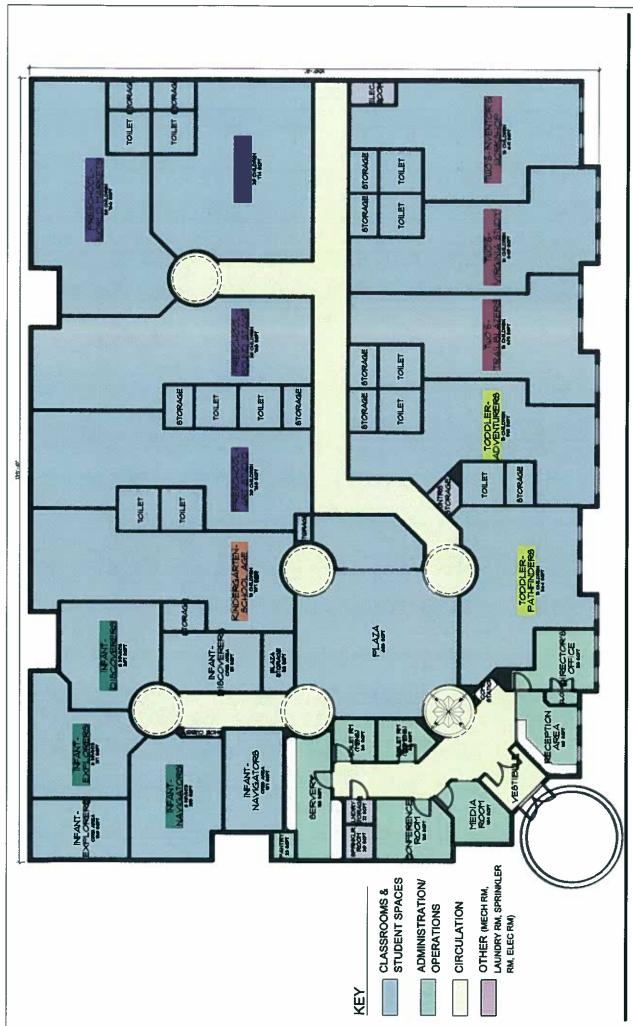
In considering the size of the proposed Compass School building, we believe that the following should be taken into account.

- The Ashbrook Home Owners Association ("HOA") and individual adjacent property owners have confirmed in writing to the Planning Commission that they would prefer the proposed Compass School rather than the smaller building currently approved for the property.
- The proposed building has a more compact layout than the approved Busy Kids facility.
 The Compass School will represent a reduction in the building length (north-south dimension) from 181 feet to 139 feet and only a nominal increase in width from 81 feet to 100 feet.
- The Applicant is proposing enhanced on-site landscaping and supplemental off-site landscaping to help mitigate any possible impacts from the size of the Compass School building. On the west side of the property, evergreen trees will be planted on top of a 3 foot high landscape berm, thereby restricting views of the school from adjacent residential properties.

- Unlike the building approved with the Busy Kids special exception, the Compass School architecture has been carefully designed to incorporate façade articulation, off-sets, angular forms and distinctive roof forms to create a more attractive building with a reduced building mass.
- As discussed above, the Compass School will be restricted to the same number of children (and therefore vehicle trips) as approved with the Busy Kids application. The number of staff required for the facility is based on the number of children and so will be the same as approved for the Busy Kids school.

We trust that this information helps provide additional details of the exciting and innovative school program that the Compass School is proposing. We are very excited about the possibility of bringing this high quality childcare program to Loudoun County.

399599 v2/RE



THE COMPASS SCHOOL

SCALE: 3/16"=1"-0"

THE COMPASS SCHOOL SCHEMATIC SPACE LAYOUT **EXHIBIT A**

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AA MI IL IL

MARCH 19, 2009